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DEPARTMENT OF PLANNING AND ZONING

90 Monmouth Street  
Red Bank, NJ 07701

Glenn Carter, PP  
Director

Tel: (732) 530-2752  
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**DENIAL of DEVELOPMENT PERMIT #13991**

**87 Washington Avenue; Block 50, Lot 12**

R-B2 Residential "B2" District Zone.

Proposed second story cantilevered addition 6.8' from side property line is **DENIED**.

In accordance with §490-25C(4) The portion of the enlargement, extension or addition which does not conform to yard requirements is located entirely to the rear of the existing nonconforming structure, has a side yard setback not less than the existing nonconforming structure and conforms to all other bulk requirements.

The second story cantilever should be eliminated or a variance shall be obtained for the proposed addition.

Must obtain all applicable construction permits for any work.

Must obtain Certificate of Occupancy

All applicable fees shall be paid.

\* Appeals to the Board of Adjustment may be taken by any interested Party affected by any decision of an Administrative Officer based on or made in enforcement of the zoning ordinance or Official map. Such appeal must be filed with the Administrative Officer within 20 days of this determination. (Municipal Land Use Law (Section 40:55D-72)).

Steven L. Gottlieb, PP, LLA

November 20, 2020

Date

**BOROUGH OF RED BANK – COUNTY OF MONMOUTH  
APPLICATION FOR DEVELOPMENT (ZONING) PERMIT**

(For Office Use)

NOV 17 2020

APPLICATION # 13991

FEE: 100.00 CHECK # 187 CASH \_\_\_\_\_

ZONE: R-B2 HISTORIC (Y)  (N) \_\_\_\_\_

NAME OF APPLICANT(S): JN Ventures - Jim Whelan DATE: 11-16-2020

MAILING ADDRESS: 135 Maple Avenue PHONE: 732-595-6700

Red Bank, NJ 07701 EMAIL: JNventures18@gmail.com

DEVELOPMENT ADDRESS: 87 Washington Street BLOCK: 50 LOT(S): 12

OWNER'S NAME/ADDRESS (IF DIFFERENT THAN APPLICANT):

J.N. Ventures, LLC

**DESCRIBE PROPOSED DEVELOPMENT:**

Remove five damaged 2nd floor, re-build over entire first floor layout/footprint  
+ cantilever small bedroom bump out 2'

EXISTING USE: Residential - Single Family

PROPOSED USE: Residential - Single Family

SURVEY DATED: 7-27-2020

CHECK APPROPRIATE SELECTION: NEW CONSTRUCTION ( ) INTERIOR RENOVATIONS ( )  
EXTERIOR RENOVATIONS ( ) SUBDIVISION ( ) SIGN/AWNING ( ) A/C CONDENSER ( )  
FENCE/SHED ( ) REMOVAL/DEMOLITION ( ) CHANGE IN OCCUPANCY ( ) CHANGE IN USE ( ) GENERATOR ( )

To the best of my knowledge, the information contained on this application is correct, the survey provided is accurate and shows all structures on the site. I grant permission to the Borough of Red Bank and their Agents to come onto the subject property to inspect and take photographs for purposes relating to this application.

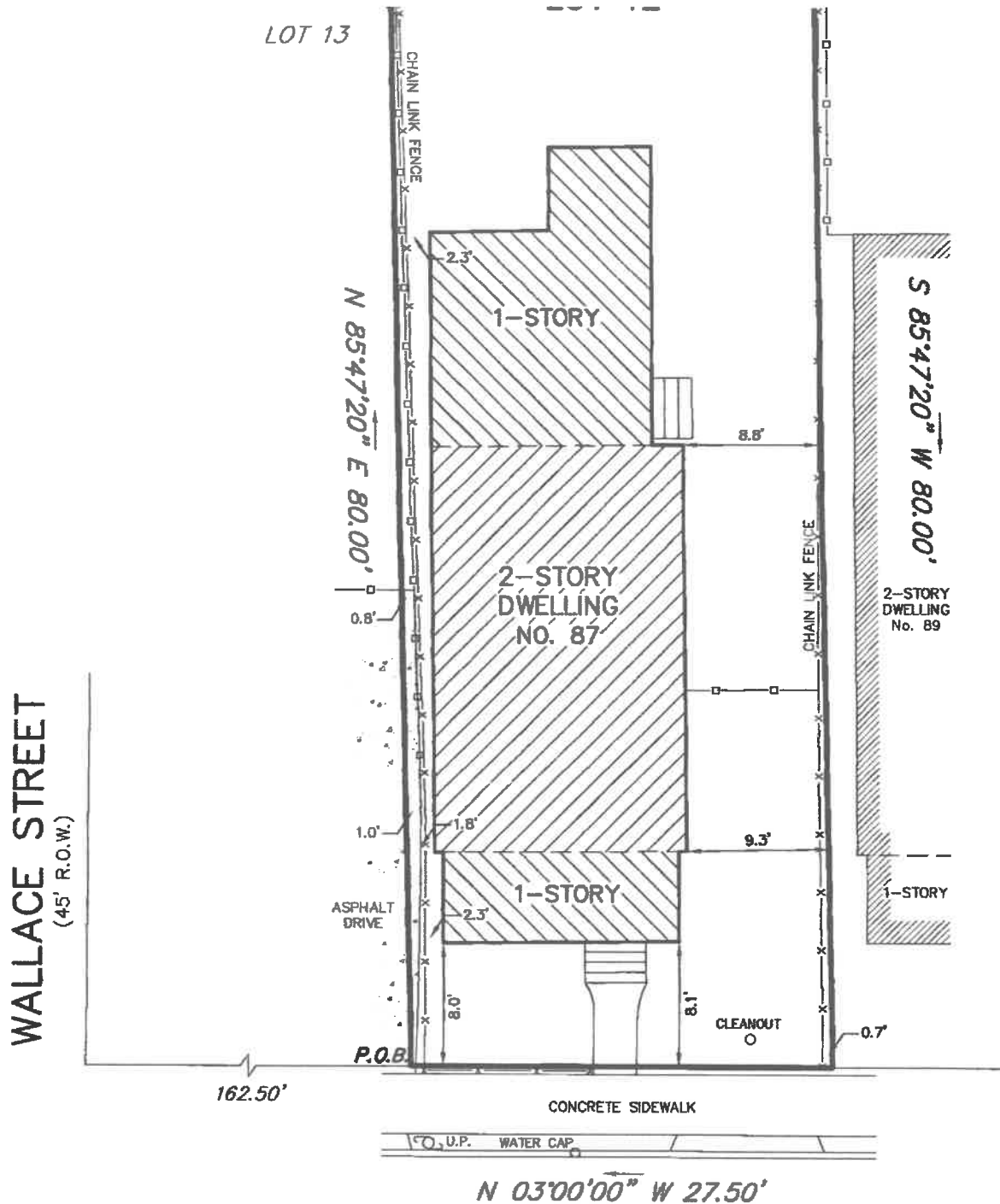
S. James Whelan  
Applicant's Name (Please Print)

[Signature]  
Applicant's Signature

J.N. Ventures, LLC  
Property Owner's Name (Please Print)

[Signature]  
Property Owner's Signature

LOT 13



IS CERTIFIED TO:

RES LLC

NATIONAL TITLE INSURANCE COMPANY

ABSTRACT TITLE AGENCY, LLC (TA-147234)

DE MAXWELL, ESQUIRE

ENCE:

3854, PAGE 714 et seq.

WASHINGTON STREET  
(30' R.O.W.)

AS LOT 12 IN BLOCK 50 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE  
OF RED BANK, MONMOUTH COUNTY, NEW JERSEY, SHEET No. 5.

OUND UTILITIES NOT LOCATED BY THIS SURVEY

V WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE  
USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

SURVEY OF PROPERTY